

NEW JERSEY SITE IMPROVEMENT ADVISORY BOARD

Resolution #98-1

Special Area Standards for Parking in the City of Long Branch, Monmouth County

WHEREAS, proposed special area standards have been submitted to the Site Improvement Advisory Board for review pursuant to N.J.A.C. 5:21-3.5 by the City of Long Branch, Monmouth County; and

WHEREAS, the Site Improvement Advisory Board held an informal hearing pursuant to N.J.A.C. 5:21-3.5(c) on December 16, 1997 to review the proposed special area standards, which consist of standards for parking (on site and off site) for the urban redevelopment area in the City of Long Branch, to be designated as "Pier Center Village" and "Beach Front North" (Long Branch Waterfront Redevelopment Areas -- see attached map); and

WHEREAS, in reviewing the proposed special area standards, the Site Improvement Advisory Board has given consideration to those matters, to the extent applicable, as provided for by N.J.A.C. 5:21-3.5(d), and has required the production of such documents and submissions as provided for by N.J.A.C. 5:21-3.5(e), and has examined the documents and submissions and computations or calculations as have been made in connection with such documents and submissions, and has taken such action as it has deemed necessary for its review of such documents and submissions; and

WHEREAS, pursuant to N.J.A.C. 5:21-3.5(i), the Site Improvement Advisory Board may approve or deny, in whole or in part, special area standards submitted for consideration by a municipality or municipalities; and

WHEREAS, the proposed special area standards are within the jurisdiction of the Site Improvement Advisory Board pursuant to N.J.S.A. 40:55D-40.4; and

WHEREAS, the Site Improvement Advisory Board finds that the modifications to N.J.A.C. 5:21-4 submitted

by the City of Long Branch and enumerated below meet the criteria for special area standards set forth at N.J.A.C. 5:21-3.5(k) as follows:

1. They are consistent with the intent of the Site Improvement Act.
2. They are reasonable and not unduly burdensome. The requirement to provide a specific number of on-site and off-site parking spaces per dwelling unit promotes uniformity while facilitating redevelopment by conserving precious land that could be better utilized.
3. They meet the needs of public health and safety. The requirement to provide one on-site and one off-site parking space per dwelling unit results in adequate parking being provided through a shared inventory of public off-street spaces. In addition, alternative means of transportation (mass transportation) result in less of a need for parking facilities, which is necessary for facilitation of urban redevelopment of these areas.
4. They take into account existing infrastructure and surrounding development. The modifications approved are of critical importance to the successful revitalization of the designated areas within the City of Long Branch and result in the better utilization of the land.

NOW, THEREFORE, BE IT RESOLVED that N.J.A.C. 5:21-4 shall be modified as follows for the portion of the City of Long Branch with the Long Branch Waterfront Redevelopment Areas: Pier Center Village and Beach Front North.

1. Table 4.4 (Parking Requirements for Residential Land Uses) is modified as follows:

HOUSING UNIT TYPE/SIZE	PARKING REQUIREMENT
RESIDENTIAL DEVELOPMENT DWELLING UNITS	
Pier Center Village and Beach Front North (Long Branch Waterfront Development Areas as delineated on the attached map)	2 parking spaces per dwelling unit (one shall be provided on street and one shall be provided off street)

BE IT FURTHER RESOLVED that the governing body of the City of Long Branch shall file with the Site Improvement Advisory Board a copy of the ordinance adopting the special area and special area standards with respect to parking within thirty (30) days of its final adoption.

APPROVED BY: The Site Improvement Advisory Board
DATE: January 20, 1998

Robert C. Kirkpatrick, Jr.
Chair

I HEREBY CERTIFY the foregoing to be a true copy of the
Resolution adopted by the New Jersey Site Improvement
Advisory Board at its meeting of January 20, 1998.

Mary Ellen Handelman
Secretary to the Board